



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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Director

April 9, 2015

TO: Pat Modugno, Chair
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FROM: Bruce Durbin, Supervising Regional Planner
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TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
April 22, 2015 – AGENDA ITEM #6

(Continued from December 10, 2014; September 17, 2014; August 20, 2014; July 30, 2014; and June 18, 2014)

Introduction

The fourth public hearing on the Technical Update to Title 22 (Technical Update) will take place on April 22, 2015. This hearing will present a complete draft of the Technical Update to the Regional Planning Commission. The primary objectives for the Technical Update are to:

- Reorganize, clarify, and simplify countywide standards and procedures.
- Combine logical information into sections, chapters, and divisions.
- Correct errors and omissions.
- Add tables and figures to illustrate complex information and add or modernize maps.

The Technical Update evolved from a separate project, the Zoning Ordinance Update Program, in 2010. The Zoning Ordinance Update Program envisioned a comprehensive overhaul of Title 22, with revised zones, uses, standards, and permits. After concluding the Zoning Ordinance Update Program could not be completed in a manageable time frame, the Department split the Zoning Ordinance Update Program into two parts: (1) the Technical Update and (2) topic- or policy-specific updates to Title 22.

With a new, more limited scope of work, OS Staff began the “comprehensive review” phase of the Technical Update in January 2011. After meeting twice a month with the Focus Group, a team of Department planners, OS Staff wrote drafts for each Division in Volume I and presented them as discussion items to your Commission from February 2011 to October 2012. After October 2012, OS Staff focused solely on revising drafts and managing an internal review program for the drafts. In June 2014, OS Staff began the “general regulations” phase, including internal review of updated drafts for Volume I and public hearings with your Commission. After December 2014, OS Staff began the “CSDs and specific plans” phase. The table below summarizes the scope of work and objectives for each set of Divisions organized by public hearing date.

Public Hearing Date	Scope Of Work And Objectives
June 18, 2014	Volume I - Divisions 8 and 9 <ul style="list-style-type: none"> • Centralize permits and reviews into Division 8 (Permits). • Streamline administrative and case processing into Division 9 (Administration). • Remove repetitive application requirements. • Convert "Director's Review" into "Discretionary Site Plan Review".
July 30, 2014	Volume I - Divisions 3 and 7 <ul style="list-style-type: none"> • Organize zones into logical chapters and consolidate use lists into tables in Division 3 (Zones). • Consolidate repetitive or difficult to locate use standards in Division 7 (Standards for Specific Uses).
September 17, 2014	Volume I - Divisions 1, 2, 4, 5 and 6 <ul style="list-style-type: none"> • Reorganize, clarify, and simplify code language. • Combine information that is spread across Title 22 into specific Divisions.
December 10, 2014	Volume I - Divisions 1-9 <ul style="list-style-type: none"> • Summary of Volume I. • Progress report of internal review of Volume I.
April 22, 2015	Volume I <ul style="list-style-type: none"> • Additional testing and corrections. Volume II <ul style="list-style-type: none"> • Reorganize CSDs into a standard format. • Update references, terms, and permits with the changes in Volume I. • Modernize maps. • Development standards and application requirements remain unchanged. Volume III <ul style="list-style-type: none"> • Insert Specific Plans that were adopted separately from Title 22. • Add term and reference key tables for outdated terms and references.

April 22, 2015 Public Hearing

Since the December 10, 2014 public hearing, Ordinance Studies Section Staff (OS Staff) continued to test and correct Volume I and completed the scope of work for Volume II and Volume III. This section summarizes progress since December 2014.

Volume I – Countywide Provisions

In order to further ensure that it is equivalent to the existing Title 22, OS Staff continued to test and correct Volume I of the Technical Update. OS Staff also inserted updated figures and tables and consulted with County Counsel for final advisement. Since December, two notable edits are proposed for Volume I.

In June 2014, OS Staff presented that the Technical Update would convert the application for "Director's Review" from the existing Title 22 into "Discretionary Site Plan Review" and "Discretionary Site Plan Review with Notification". Upon further review and consistent with state law requirements, all "Discretionary Director's Review" applications should include public notification as part of review procedures. After discussing with the Department's Advance Planning and Current Planning Divisions, we determined that notification will increase the application fee by about \$400 and Current Planning expects that their workload will not significantly increase as a result of this clarified procedure. The Technical Update now proposes to convert the application for "Director's Review" into "Discretionary Site Plan

Review” and will require a minimum notification radius of 300 feet, unless a greater radius is required by the existing Title 22.

Upon request of the Land Use Regulation Division, OS Staff edited the regulation for signs in the public right-of-way. As your Commission is aware, Title 22 regulates private property and does not regulate the public right-of-way, such as sidewalks, roads, or streets. OS Staff edited the regulation to apply to private property only, as follows:

“Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public ~~which any person posts, prints, sticks, stamps, tacks or otherwise affixes, or causes the same to be done to or upon any street, right-of-way, public sidewalk, crosswalk, curb, lamppost, hydrant, tree, telephone pole or lighting system, or upon any fixture of the police or fire alarm system of the county, with the exception of public transportation signs,~~ unless specifically permitted by this ~~Part 10~~ Title 22”.

Volume II – Community Standards Districts

A complete draft of Volume II of the Technical Update is presented today. Because each of the 28 community standards districts (CSDs) was written with extensive input and collaboration with the respective CSD community, OS Staff applied a limited scope of work to the CSDs. OS Staff also provided outreach in numerous CSD communities.

The scope of work for Volume II was limited to (1) replacing “Director’s Review” with “Discretionary Site Plan Review”, (2) reorganizing the structure of all CSDs into a nine part standard format, (3) updating references to Volume I, (4) removing repetitive application requirements, (5) documentation of each proposed edit, and (6) modernization of CSD boundary maps. The Technical Update does not propose to change development standards or required applications within CSDs. Modifications to development standards or required applications may be addressed as part of a future update to an individual CSD.

Volume III – Specific Plans

A complete draft of Volume III of the Technical Update is presented today. The scope of work for specific plans in the Technical Update is to incorporate all adopted specific plans into Title 22. The Technical Update does not propose to change language or content in any specific plan, but will add an introduction and appendix. The introduction provides the adoption date for each specific plan and the appendix provides a term and reference key, since references to Title 22 within each specific plan will become outdated once the Technical Update is adopted. This information will improve and facilitate the ease of use for each specific plan.

In the existing Title 22, specific plans are located in Chapter 22.46. All ordinances adopted by the California Coastal Commission (CCC) are maintained in the Technical Update with the same section numbers and the same language as they exist in Title 22 today. Santa Catalina Island and Marina del Rey were adopted by the CCC, necessitating that the Technical Update keep specific plans in Chapter 22.46. In order to maintain the section numbers, the Technical Update will move Chapter 22.46 to Volume III. Three specific plans, La Vina, Newhall Ranch, and Northlake Specific Plans, - were previously adopted by the Board separate from Title 22 and are now being incorporated unchanged into Chapter 22.46 of Title 22 through this Technical Update amendment process.

Volume III also provides a framework to move all specific plans into a new Chapter series in Volume III as they are individually amended or adopted. Future specific plans, such as the Willowbrook Specific Plan, will be assigned Chapter numbers in the 22.400 series. Chapter 22.400 is reserved for introductory statements and any specific plans adopted post Technical Update will be numbered starting with Chapter 22.402.

Department Collaboration

The Technical Update was a highly collaborative process, with planners participating from Current Planning, Advance Planning, Land Use Regulation, and Information and Fiscal Services Divisions. OS Staff met twice a month with the Focus Group, a select group of planners, whom provided invaluable review and input throughout the entire process. In addition, numerous individual planners provided valuable expertise on specific topics and general questions. OS Staff also met regularly with County Counsel, usually once per month or more, for advice on a wide range of topics.

From June to December of 2014, OS Staff managed an internal review program consisting of planners from across the Department. Fifteen planners participated in this evaluation program, generating more than 2,100 comments in Volume I. These planners also researched and responded to comments generated by their peers. OS Staff verified the results and made corrections to Volume I, where necessary.

OS Staff also consulted with County agencies on specific questions, including the Fire Department and the Departments of Public Works, Animal Care and Control, and Public Health.

Public Outreach

Throughout the Technical Update, OS Staff provided multiple opportunities for outreach to the public. In addition to the minimum requirement of publishing the public hearing notice in the newspaper, OS Staff also provided courtesy notice through email and presentations to community and advisory groups.

Emails were sent for each discussion item and public hearing to a list of 1,400 persons. This list was generated from past projects, contacts from the 88 incorporated cities in LA County (CA OPR Planner's Book of Lists, 2011), and community groups with email addresses on file with the Department.

At the December 2014 hearing, OS Staff planned to meet with at least three CSD community groups regarding the Technical Update. As noted in the Table below, OS Staff exceeded it's goal. In addition to meeting with community groups, OS Staff also contacted and spoke with representatives from the communities of Altadena, East Pasadena-East San Gabriel, and West Athens. Overall, the communities were supportive of the Technical Update objectives and the minimal modifications for the CSDs. A list of community outreach events where OS Staff presented the Technical Update is summarized in the table below:

Date	Location
January 8, 2015	La Crescenta Town Council, Land Use Committee
February 25, 2015	Association of Rural Town Councils
March 4, 2015	Concerned Citizen's of Willowbrook
March 10, 2015	Acton Town Council, Land Use Committee
March 11, 2015	Agua Dulce Town Council
March 18, 2015	Castaic Town Council
April 9, 2015 <i>(Scheduled)</i>	Val Verde Civic Association
April 13, 2015 <i>(Scheduled)</i>	Rowland Heights Community Coordinating Council
April 20, 2015 <i>(Scheduled)</i>	Del Aire Homeowner's Association

Environmental Document

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

Public Notification

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program. On June 18, 2014 and at subsequent public hearings, the Commission continued the public hearing to dates certain. On July 21, 2014, OS Staff sent a courtesy public hearing notice to 1,600 emails. On September 4, 2014, OS Staff sent a courtesy public hearing notice to 1,000 emails. On November 25, 2014, OS Staff sent a courtesy public hearing notice to 1,000 emails. On April 9, 2015, OS Staff sent a courtesy public hearing notice to 1,000 emails.

Public Comments

No public comments were received between the previous hearing date and to the time of this report.

Draft Documents

Draft documents for the Technical Update are in the attached compact disc. A printed version is available for your Commission's review in the Commission lounge.

Staff Recommendation

In consideration of the facts presented, OS Staff recommends that your Commission close the public hearing, authorize OS Staff to amend the Technical Update as needed, adopt the resolution to recommend that the Board of Supervisors conduct a public hearing and consider the adoption of Project R2011-00518-(5).

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT PROJECT NUMBER R2011-00518, THE TECHNICAL UPDATE TO TITLE 22, IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION TO RECOMMEND THAT THE BOARD OF SUPERVISORS CONDUCT A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE TECHNICAL UPDATE TO TITLE 22.

Attachments:

Technical Update to Title 22

Draft Regional Planning Commission Resolution

Draft Ordinance